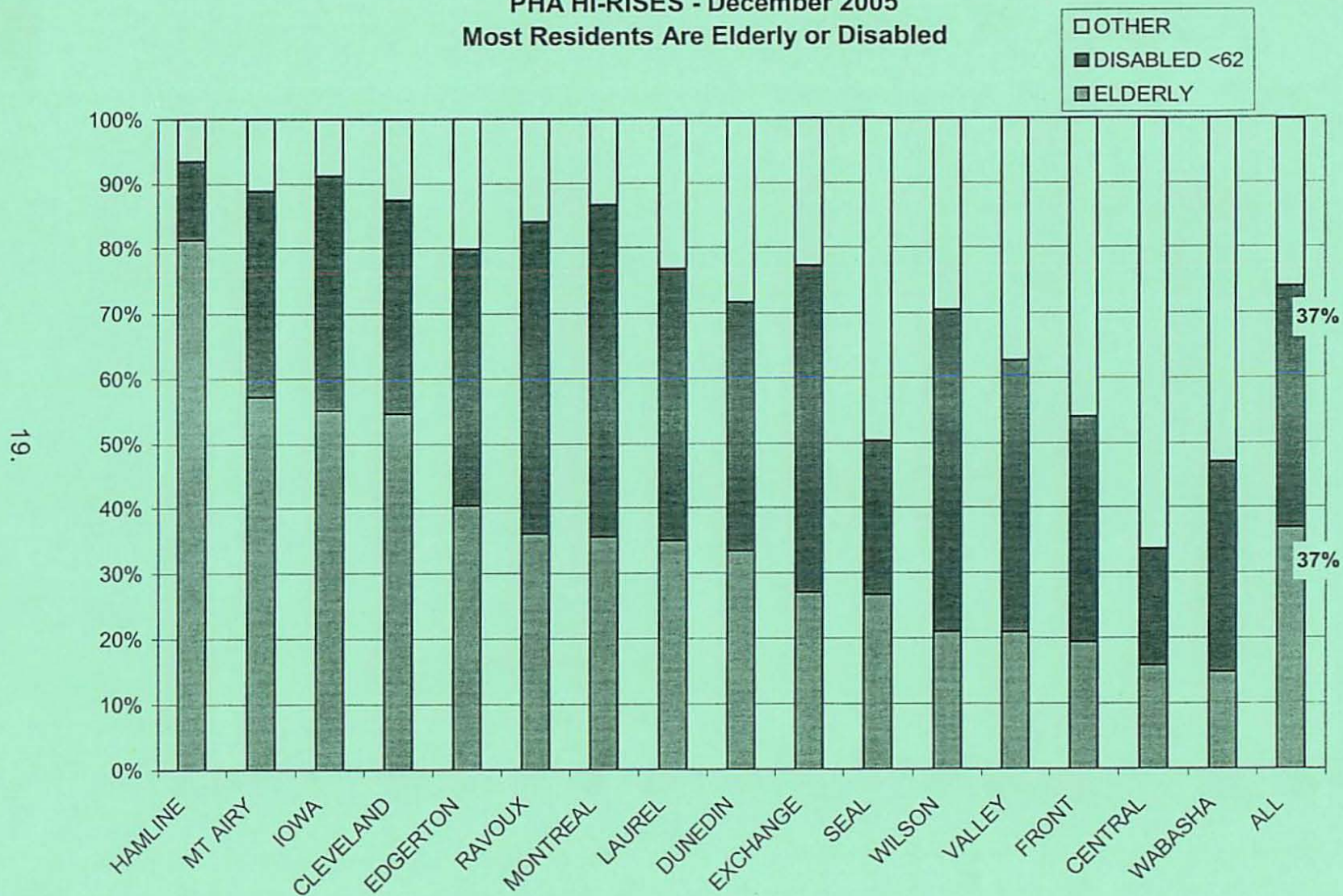


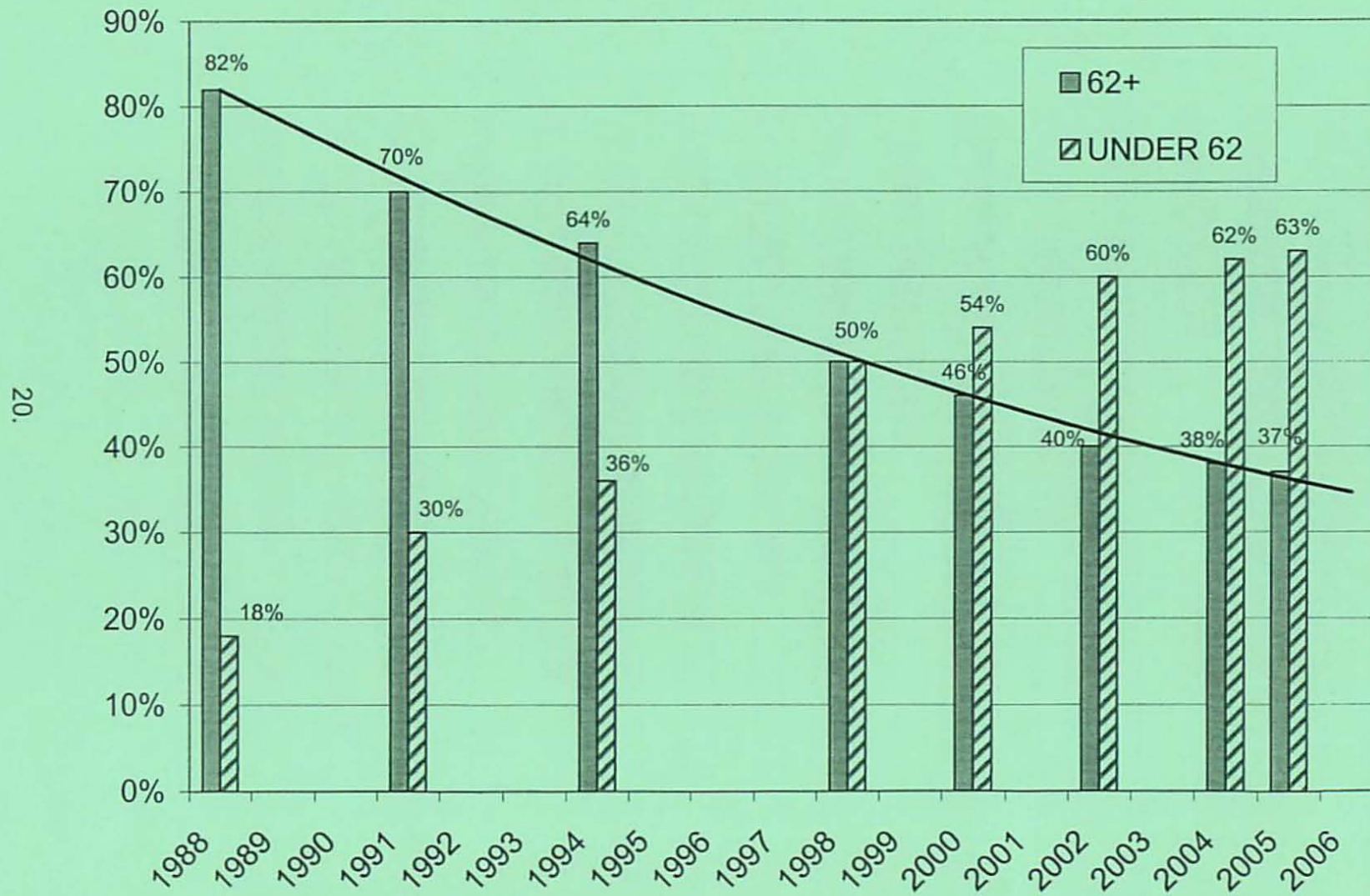
ST. JUL PHA

**PHA HI-RISES - December 2005**  
**Most Residents Are Elderly or Disabled**



SAINT PAUL PHA

## HI-RISE POPULATION TRENDS

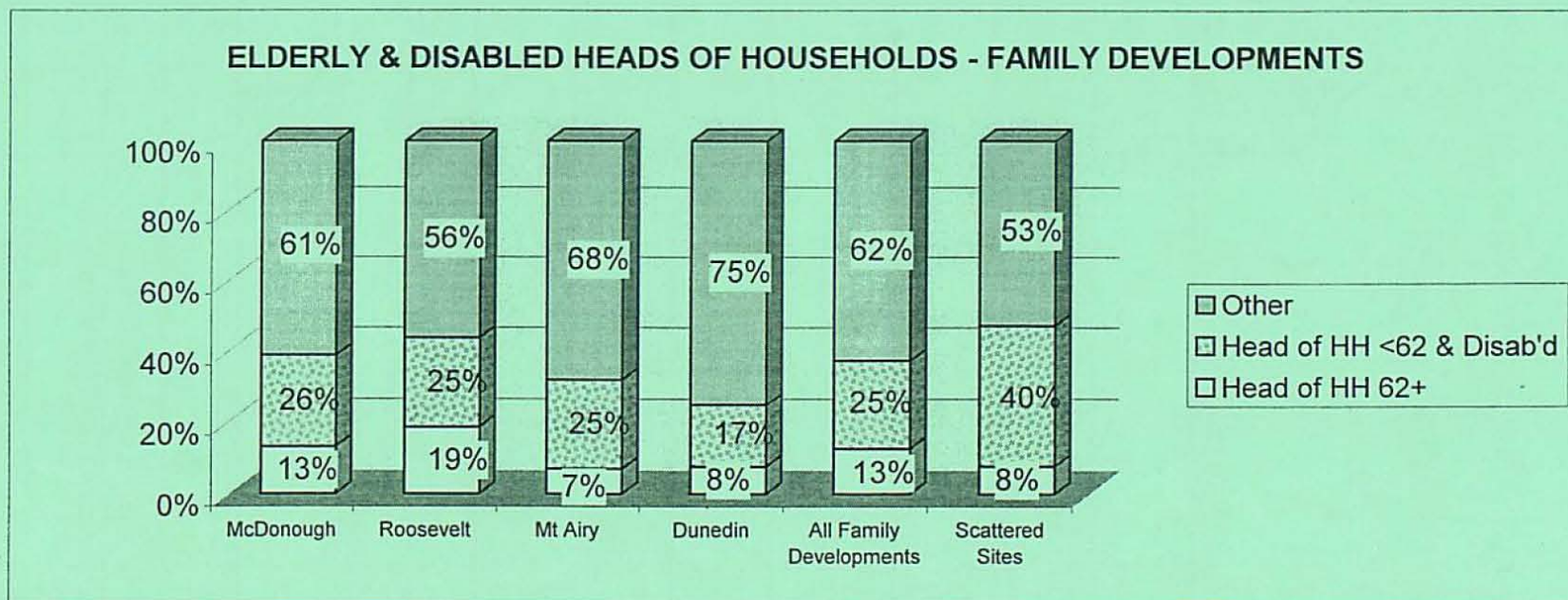




## ELDERLY &amp; DISABLED HEADS OF HOUSEHOLDS IN PHA FAMILY HOUSING

	Total DU's	Other	Other	Head of HH 62+	Head of HH 62+	Head of HH <62 & Disab'd	Head of HH <62 & Disab'd	Head of HH 62+ OR Disab'd	Head of HH 62+ OR Disab'd
McDonough	580	353	61%	77	13%	150	26%	227	39%
Roosevelt	314	176	56%	59	19%	79	25%	138	44%
Mt Airy	298	202	68%	21	7%	75	25%	96	32%
Dunedin	104	78	75%	8	8%	18	17%	26	25%
<b>All Family Developments</b>	<b>1296</b>	<b>809</b>	<b>62%</b>	<b>165</b>	<b>13%</b>	<b>322</b>	<b>25%</b>	<b>487</b>	<b>38%</b>
<b>Scattered Sites</b>	<b>414</b>	<b>218</b>	<b>53%</b>	<b>32</b>	<b>8%</b>	<b>164</b>	<b>40%</b>	<b>196</b>	<b>47%</b>

21.



Note: McDonough and Roosevelt Homes have 1-bedroom units which typically house elderly and disabled single persons.



**FAMILY SELF-SUFFICIENCY QUARTERLY ACTIVITY UPDATE REPORT**

October 1, 2005 - December 31, 2005

	S/8	PH	TOTAL
<b>Current Active FSS Clients:</b>	91	22	113
<b>New FSS Contracts Added:</b>	12	2	14
<b>FSS Clients Graduated this Quarter:</b>	2	0	2
<b>FSS Clients Terminated this Quarter:</b>	11	1	12
<b>Current Clients Ported-Out but Not Absorbed: (Receiving HRA has FSS Contract)</b>	12	0	12
<b>Revised FSS Program Minimum Size:</b>	490	26	516
<b>ACTIVE CLIENTS AT ENDING OF FY05 (March 31, 2005)</b>	87	19	106
<b>Total Clients Served FY06: (Counting Non-Absorbed Port-Outs)</b>	114	23	137
<b>FSS Clients Who Purchased Homes-to-Date:</b>	20	2	22

**For HUD SEMAP Purposes**

	S/8	PH	TOTAL
<b>Total Clients Served FY06 to Date: (Not counting Non-Absorbed Port-outs)</b>	102	23	125
<b>Total Clients Active on 12/31/2005:</b>	91	22	
<b>Active Clients on 12/31/2005 w/Escrow Accounts:</b>	60	13	
<b>%Total Clients on 12/31/2005 w/Escrow Accounts:</b>	66%	59%	



ST PAUL PHA

## SUMMARY OF PUBLIC HOUSING INCOMES

December 2005 Data

	FAMILY		HI-RISE	
Average Household Size	4.2		1.0	
Average Income - All HHs	\$ 17,463		\$ 10,617	
<i>Twin Cities Median Income</i>	\$ 77,000	(4-person)	\$ 53,900	(1-person)
Average HH Income as Percent of Median Income	23%		20%	

### Income by Source

	FAMILY		HI-RISE	
	Number	Percent	Number	Percent
HH's with Wage Income	732	44%	517	21%
Average Income from Wages	\$ 20,058		\$ 13,741	
HH's with SocSec or SSI	849	51%	1733	70%
Average Income from SS/SSI	\$ 8,863		\$ 8,793	
HH's with Public Assistance (MFIP, MSA)	650	39%	272	11%
Average Income from Public Assistance	\$ 4,975		\$ 1,376	
HH's with Income from Assets	235	14%	618	25%
Average Income from Assets	\$ 69		\$ 317	
HH's with Other Income (Child Support, pension, etc)	397	24%	865	35%
Average Other Income	\$ 2,971		\$ 2,864	
HH's with Excluded Income (Earned Income Disregard)	201	12%	98	4%
Average Excluded Income	\$ 8,491		\$ 8,523	

	FAMILY		HI-RISE	
	Number	Percent	Number	Percent
Occupied Units Reported	1662		2470	
Average Rent Paid	\$ 231		\$ 217	
Average Utility Allowance	\$ 104		\$ -	
Average Rent + Utilities	\$ 335		\$ 217	
Flat Rent Payers	189	11%	295	12%
Households with Zero Income	41	2%	141	6%



**Unit Refused -Turndown Report for 4th Quarter (October to December) 2005**

Hi Rises	Total Offered	Total Turndowns	Total Housed	% Turndowns
Mt. Airy	9	2	7	22%
Central	10	3	7	30%
Valley	9	1	8	11%
Neil	5	0	5	0%
Dunedin	8	2	6	25%
Cleveland	2	0	2	0%
Iowa	8	0	8	0%
Wilson	9	1	8	11%
Front	16	3	13	19%
Ravoux	9	4	5	44%
Wabasha	7	4	3	57%
Montreal	15	9	6	60%
Exchange	13	4	9	31%
Edgerton	17	3	14	18%
Hamline	17	5	12	29%
Seal	14	5	9	36%
<b>Sub Total</b>	<b>168</b>	<b>46</b>	<b>122</b>	<b>27%</b>

Turndown by Reasons		
Reasons	# of Turndowns	% of Turndowns
Did Not like location	17	18%
Did Not like unit	21	22%
Found other housing	2	2%
Has lease in place	3	3%
Has Section 8	0	0%
Need parking space	2	2%
Need smaller unit	1	1%
**No Longer Eligible	2	2%
No longer interested	4	4%
No response	12	13%
No show to see unit	4	4%
Not ready to move	20	21%
Wants 1 BR	6	6%
Wants unit at another site	0	0%
Wants unit on lower floor	0	0%
<b>Total</b>	<b>94</b>	<b>100%</b>

\*\* Due to new criminal or new lease violation.

Family Developments				
McDonough Homes	53	15	38	28%
Roosevelt Homes	36	8	28	22%
Mt. Airy Homes	26	12	14	46%
Dunedin Terrace	15	4	11	27%
Central Scats.**	26	9	17	35%
<b>Sub Total</b>	<b>156</b>	<b>48</b>	<b>108</b>	<b>31%</b>

Hi Rise + Family	Total Offered	Total Turndowns	Total Housed	% Turndowns
<b>Grand Total</b>	<b>324</b>	<b>94</b>	<b>230</b>	<b>29%</b>

Turndown by Management Sites		
Management Sites	# of Turndowns	
Central Scattered Sites	12	13%
Dunedin Mgmt	6	6%
Hi Rise Mgmt	33	35%
McDonough Homes	15	16%
Mt. Airy Mgmts	14	15%
Roosevelt Homes	8	9%
Valley Mgmt	6	6%
<b>Total Turndown by Management Sites</b>	<b>94</b>	

\*\*Includes turndowns by transfers from Scats tenant training list.